

LAND USE ELEMENT OF THE GENERAL PLAN

The Land Use Element of the General Plan Consists of a Map and Text. The Map is a separate document illustrating the Land Use categories while the Text explains and elucidates the required content of the element as shown on the map.

SAN BERNARDINO COUNTY PLAN

Since Incorporation the City of Twentynine Palms is under the aegis of the plan adopted by the County for the Twentynine Palms Community until the City adopts its own plan. The City is mandated to adopt its own plan thirty months from Incorporation. Therefore, the City Plan will be the County Plan with modifications to accommodate the specific needs and desires of the Community.

INTERPRETING THE MAP

The City Land Use Map designates the areas of the different Land Use categories selected as appropriate for the future ultimate development of the City. The different uses are based on Community needs and the stated Goals and Objectives of the Citizens adopted as the preamble of the City's General Plan.

The Areas of the respective Land Uses indicated on the map limit the potential development or re-development of property to those Uses permitted in the compatible Zones or Land Use Districts. The boundaries between Land Use designations are flexible. The latitude of interpretation is bounded by the limits of reasonableness and the similarity of physical circumstances shared by other property in the category being considered. Generally, interpretation limits are within two hundred feet of the demarcation border as scaled on the official Land Use Map.

Logical borders of Land Use Classifications include but are not limited to the following;

- a. Breaks in topography (EXAMPLE: a base of a hill wherein it can be reasoned that the sloped area would contain a lower land use intensity than an abutting relatively level area),
- b. Ridge lines,
- c. Frontage or non-frontage on a major Highway,
- d. Influence of neighboring facilities (such as Airports, Bases, Prime Intersections, etc.)
- e. Historic trends,
- f. etc.

GENERAL PLAN AREA

The area contained by the Twentynine Palms General Plan, assumed from the County, has a vague border since the Community Plan includes area much larger than the Incorporated City. Generally this area is assumed to be the City "squared-off".

The amended General Plan establishes a larger area, in that the City intends to eventually control the land uses in the vicinity of the Twentynine Palms Airport which entails "adding" approximately 8-12 square miles east of the present limits. This

area is presently being separately processed as Specific Plan #6. This addition will authorize the City to apply for an amendment to its "sphere of interest" to include this added territory.

LAND USE CLASSIFICATIONS

The amended Land Use Element has eleven general Land Use classifications that are appropriate for the Community, given the Community History and existing desert environment.

OPEN SPACE RESIDENTIAL (OSR)

This Open Space Residential designation is the City replacement of the County "Resource Conservation" designation.

a. Intent:

It is the intent of the Open Space Residential Designation to limit human habitation and use of the land in-so-far as legally possible. The territory contained therein includes, but is not limited to, Public owned lands, Bureau of Land Management Land, mountainous territory that has scenic value, or other prominent land forms. When development of any kind occurs, disruption of the land shall be as minimum as possible, particularly with respect to grading. Height of structures to be as low as possible, and use of open areas limited to the natural situation. Public uses are to be focused on the natural qualities of the area, keeping as much open space as reasonably possible. Man made disruptions, such as erosion, out of place structures and signs are to be prohibited. Public utilities and population services are to be curtailed.

b. Map designation:

The Open Space Residential territory shall be designated by the letters "OSR" on the official Land Use Map. The boundaries of the territory are to correspond with the physical characteristics of the land encompassed by the designation and the territory otherwise classified.

c. Policies and standards:

The following policies and standards shall apply to the "OSR" Land Use category of the General Plan:

1) Although lot sizes may vary, depending on circumstances, the ideal minimum lot size is a minimum of ten acres with an ideal typical size of forty acres.

2) Residences, if constructed on hillsides, shall utilize platform foundations or other construction techniques to minimally disrupt the grading impact on the terrain.

3) Structures built on hillsides shall not visually extend above a ridge line when options are available.

4) Man made features, either structures or utility features shall have colors compatible with the natural area.

5) Mining may be permitted, but only with the strictest controls that minimizes land disruption. Mining activity not associated with resources found in the district shall be

prohibited.

6) Non major or collector roads will be paved only when absolutely necessary for erosion prevention or necessary safety measures.

7) Lights of all kinds shall be discouraged on land located in this classification and only used for safety purposes. Any public lighting shall be limited to low pressure sodium illumination. Necessary lighting shall be directed only to the areas needing illumination; lights shall be screened to prevent them from shining out on to areas to be left undisturbed.

8) Recreational uses shall be limited to those uses that depend on open, natural circumstances; and are quiescent by nature. Uses such as camping or retreat facilities are examples of acceptable recreational uses. Athletic fields and gymnasiums are examples of un-acceptable recreational uses in the "OSR" category.

9) Commercial advertising signs for off-site commercial activity is strictly prohibited. Signs for permitted ancillary activity, such as a snack bar, etc., shall be limited to low profile, small wall signs or small canopy signs. No pole signs, monument signs, or roof signs for commercial purposes shall be allowed.

10) Where habitable buildings are involved, solar energy is encouraged.

11) Fencing is encouraged; to be limited to protecting private patios or other areas around the residential structures. Fencing on property lines is not encouraged. Fencing around areas utilized for the keeping of animals, such as horses, cattle, etc., will be utilized.

ESTATE RESIDENTIAL CATEGORY

The Estate Residential classification replaces the County "Rural Living" classification.

a. Intent:

It is the intent of this category to provide generous amounts of land for open spacious desert residential use with some areas devoted to quiet Institutional uses, preferably Health Care facilities. This Category is intended to be the most favored with respect to community image and residential desirability.

b. Map designation:

The Estate Residential classification shall be shown on the Land Use Element map as "E" followed by a numerical suffix denoting the minimum size lot in gross acres, not smaller than "2.5" acres. Example "E - 2.5", "E - 5", etc. Generally the territory in this category is located on the outskirts of the city extending inward as far as feasible. Boundaries, generally, are major thoroughfares, prominent breaks in topography or buffered land use phasing as proximity to the developed more urban community is approached. The preferable buffer use is the "RS" Category.

c. Policies and Standards:

The following Policies and Standards shall apply to the "E" category:

1) Lot sizes will be a minimum of two and a half acres in size with larger sizes encouraged. Lots two and one-half acres in size may serve as a buffer between the larger sized lots and the higher "RS" densities in the more urban portions of the City.

2) Private sanitation systems are preferred. Extension of sewer lines into this area will be discouraged.

3) The residential structures and their surrounding areas are to be kept aesthetically pleasing with unsightly utility material kept in storage structures when not in use.

4) Underground utilities will be required unless extraordinary circumstances exist.

5) Streets, other than major or collector streets may be permitted to be constructed to a "rural" standard, if such standards are in keeping with an attractive, good quality development.

6) Landscaping shall be limited to drought resistant natural desert species with exotic species kept to a bare minimum.

7) Fencing is encouraged; to be limited to protecting private patios or other areas around the residential structures. Fencing on property lines is not encouraged. Fencing around areas utilized for the keeping of animals, such as horses, cattle, etc., will be utilized.

8) City street lighting will be limited to street intersections or hazardous areas and will utilize low pressure sodium.

9) Permitted special uses, such as health care facilities shall take access from a major or collector street, or have an adequate private drive. Building set-backs will be at least twenty-five percent greater than that required for single family residential. Institutional facilities shall be limited to one story in height, unless located in an area predominantly occupied by two story residences; and be designed to resemble or complement the residences of the neighborhood in which the project is to be located.

10) Bed and board uses are to be restricted to Historically-designated buildings or buildings of unusual design that causes them to stand apart from "typical" residential structures. Such uses shall not conflict with the residential character of this district.

11) Utilities necessary to serve the City, established on land encompassed by this category shall be designed to be low profile, with any unsightly, or out of character features screened by appropriate fencing comprised of aesthetic appearing material and/or desert landscaping.

12) Grading shall be limited, preferably to only pad areas for structures and necessary driveways.

13) Public recreational facilities shall be centrally located, preferably at street intersections and located centrally with respect to the population served.

14) Maximum use of solar energy is strongly emphasized.

"RS" SINGLE FAMILY DISTRICT

The "RS" classification is one of two categories that replaces the County "Res" designation.

a. Intent:

The intent of the "RS" classification is to provide single family detached housing for people of all ages in a neighborhood setting. The areas of this category are generally in the Historic area of the developed City or in close proximity thereto.

b. Map designations:

The "RS" category is depicted by the letters "RS" on the Land Use map. When followed by a suffix number, that number shall represent the minimum size lot in gross acres for that territory so described. When the letters have no suffix, the entitlement shall be four dwelling units per gross acre of land to be developed with a minimum lot size of 7,200 sq. ft.; provided, however, that if public sewer service is available the density permitted may be six units per gross acre with a minimum lot size of 7,200 sq. ft.

c. Policies and standards:

1) Lots created in this category shall, in most cases, have a minimum lot frontage of sixty (60) feet on a local standard Public street. Flag lots are only to be permitted in rare cases where a property suffers a hardship other than economic entitlement.

2) Landscaping shall be drought resistant with local desert varieties preferred. Each newly created lot shall have at least one desert tree.

3) Each house shall have a garage or a parking area behind the front yard setback area to park automobiles. Access from the street to the front yard setback line shall be paved.

4) Homes will be limited to one story unless the structure is at least twenty feet from any neighboring structure, in which case two stories is acceptable.

5) Home occupations will only be for businesses that do not disrupt the appearance and activity of a residential neighborhood and required permits obtained.

6) All new utility service, both on and off-site, shall be underground.

7) Small-scale recreational facilities shall not have bright lighting that would disrupt the normal routine of an area.

8) Streets are to have adequate lighting for safety/security purposes. Lighting will be either high or low pressure sodium illumination.

9) Neighborhoods ideally focus around an Elementary School. Proposed school sites shall be coordinated with the City and/or the Recreation District for the purpose of providing active recreational facilities at the same time.

10) Institutional uses, such as churches, children's day care facilities, clinics, etc., are to be designed to integrate with the neighborhood in which they are located, so as to maintain the integrity of the neighborhood. Proper set-backs and screening of unsightly features will be standard conditions of approval.

11) Utility and other Public services, such as electric

sub-stations and fire stations, will be designed to resemble a typical house in the neighborhood where it is to be located.

12) All new subdivisions where the average lot size is 2 1/2 acres or smaller, shall be required to have concrete curb and gutter; and if on a through street within a quarter mile of a school, a minimum four-foot wide sidewalk shall be installed.

13) Active and passive solar energy is encouraged to mitigate use of other energy sources.

"RM" MULTIPLE FAMILY HOUSING

The "RM" classification is the second of two categories replacing the County "Res" designation.

a. Intent:

There is an inherent incompatibility between a "desert environment" and multiple family housing. However, due to economics and the proximity of the City to the Combat Center, it is recognized that there is a need for moderate term non-permanent residency in living quarters that do not require the investment of a single family home. Accordingly, areas of the community, specifically those areas near the core of the City should be planned for multiple family attached housing. These territories are intended to serve the housing needs of non-long term residents or residents not needing or desiring a single family situation. Examples are: Base dependents whose spouses are stationed at the Combat Center who intend to live elsewhere in the future; ambulatory senior citizens whose spatial needs have been decreased; and other persons not needing or wanting a typical single family situation.

b. Map designation;

The multiple family areas shall be represented by the letters "RM" on the Land Use Element map. The density of any proposed development is to be not more than eight units per acre except under only one of the following circumstances:

1) A twenty-five percent (25%) density bonus may be granted provided that at least ten percent (10%) of the total units in the project are contractually reserved for lower income households pursuant to State law.

2) If a public or City-approved private sanitary sewer system is utilized by the project, twenty-five (25%) percent density entitlement may be permitted.

c. Policies and standards.

The following policies and standards shall apply to the "RM" category:

1) Unit design will strive for individual privacy for each unit.

2) Building set-backs may be varied to avoid an appearance of regimentation.

3) The use of balconies, window pop-outs, eaves overhang, is encouraged.

4) Desert landscaping shall be provided and maintained, and may be complimented by rock and other effective architectural

features (i.e. wagon wheels, statues, dry fountains, etc.).

5) Heavy-populated Institutional uses, such as Churches, Lodges and Clubs are encouraged in the "RM" district. Modern and individually-functional design may be permitted.

6) Wherever possible, multi-family units should be in walking distance of convenient commercial service purveyors (existing or potentially available).

7) Safe recreational areas for both adults and children shall be provided on-site on significantly large-scale projects.

8) Lighting for safety and convenience/security will be provided. Use of high or low pressure sodium is encouraged.

9) All projects will utilize the concept of "defensible space" in the design of the project.

10) All projects shall provide a lighted directory at the entrance(s).

11) All projects are required to provide maximum residential fire protection, to include low grade sprinklers and smoke detectors.

12) All proposed projects in the "RM" district shall be required to provide concrete curb, gutter and a minimum four foot wide sidewalk.

13) Bus benches and shelters shall be designed into the large scale projects when service is available or planned.

14) Multi-family projects shall be prohibited within two miles of the Combat Center unless totally dedicated for personnel assigned to the Base.

15) Home occupations will be permitted in the "RM" district only when the use will not interfere or impact the residential integrity of the district.

16) The use of solar energy is encouraged; actively, for the heating of water and passively, by designing window exposure and eaves overhang to allow warming or shading thereby conserving other energy sources.

17) All new projects will install underground utilities.

COMMERCIAL DESIGNATIONS

The County General Plan contains one encompassing "Commercial" designation. The City Plan will contain six Commercial designations for the purpose of guiding the commercial developments into more synergistic relationships.

"CN" COMMERCIAL NEIGHBORHOOD

a.Intent:

The intent of the "CN" category is to plan areas to serve the residential areas with goods and services frequently used by the average resident. When possible, these commercial centers should be at best within walking distance and at worst a short driving trip for the residents. The "CN" areas should be located in small nodes and preferably be surrounded by residential land uses. Ideally, one "CN" node should serve a recognized neighborhood.

b. Map designation:

The Commercial Neighborhood use shall be designated with the letters "CN" on the City Land Use Element map.

c. Policies and standards:

The following policies and standards shall apply in the "CN" classified areas;

1) The uses allowed in the "CN" category are intended to contain activities that provide convenience items generally used universally by the people of the City, (i.e. bread, beer, milk, pet food, soap, etc.); or services such as barber or beauty shops, dry cleaners, laundromats, coffee shops, etc..

2) Competitive uses with the "Downtown" area and other Community serving commercial areas will be limited. The motive in this situation is to promote synergism among commercial complexes to assure health and viability of the respective centers.

3) The "CN" designation shall preferably be at street intersections; and have a size between one-half acre and an acre and a half.

4) The commercial use shall be appropriately screened (functionally) from the residential areas.

5) Commercial design shall compliment the residential character and have adequate off street parking.

6) Commercial uses shall be quiet uses and not normally one that would stay open past midnight.

7) In new developments, pole signs or roof signs will not be used; paper signs and "sandwich" signs shall be prohibited. Signs are to be in good taste and not detract from a residential environment.

8) Landscaping shall be natural, native desert vegetation; desert bushes and trees will be provided.

9) Design of the project will be conducive for pedestrian and bicycle traffic.

10) Solar energy use is advocated.

11) On and off-site lighting shall be modest and unobtrusive and will not affect the neighborhood residential integrity.

12) Underground utilities shall be required on all new projects.

"CO" COMMERCIAL OFFICE

a. Intent:

The intent of the "CO" designation is to provide areas for specialized professional services in areas that do not need busy traffic and, generally, do not depend on impulse customers. The "CO" territory is ideally a buffer between heavier commercial activity on major or collector streets and residential uses of the "RS" or "RM" categories.

b. Map Designation:

The Commercial Office category shall be denoted by the letters "CO" on the Land Use map.

c. Policies and standards:

The following policies and standards shall apply in the

"CO" classification:

1) Office - Professional uses are encouraged to be established in clusters and contain categories that are similar or mutually supporting, for instance:

- i. Medical Offices
- ii. Finance, Insurance, Real Estate, & Engineering
- iii. Legal and Government Services
- iv. etc.

2) Some ancillary Commercial facilities, such as coffee shops, gift shops, and news stands, shall be permitted if kept to a small proportion of a given project.

3) The projects near residential neighborhoods shall be designed to a scale and style that maintains the neighborhood integrity.

4) Projects in the vicinity of commercially-designated areas may be designed to be more intense and have a commercial image.

5) An "adobe" or other southwestern design theme is required.

6) Landscaping shall require native desert species.

7) Signs shall be extra sensitive and in good taste; i.e., sand blasted wood, low intensity or indirect lighting. Monument signs that conform to the buildings design are preferred. Signs shall establish a neighborhood integrity.

8) Balconies, open stairways, window pop-outs and generous eaves overhang is desired and may be required in the design of office facilities.

9) Direct solar energy, primarily for water heating, is strongly advocated, with passive solar design for heating and shading integrated into the project design.

10) Lighting should be modest; sufficient for evening visibility, but not excessive or glaring.

11) All new projects shall install underground utilities.

"CT" COMMERCIAL HIGHWAY TOURIST

a. Intent:

It is the intent of the Commercial Highway Tourist ("CT") classification to provide services to the traveling public and, mutually, to provide economic enhancement for the Community. Uses such as hotels, motels, resorts, automobile service, restaurants and cafes, souvenir shops, R-V parks and entertainment facilities conducive to the regions constitution are desired in selected nodes along the State Highway, Amboy Road, Utah Trail or close visible proximity thereto.

b. Map designation:

The Commercial Highway Tourist category shall be denoted by the letters "CT" on the Land Use Element map.

c. Policies and standards:

The following policies and standards shall apply to the "CHT" category:

1) "CT" projects shall be in nodes containing synergistic

uses that mutually support each other.

2) Resorts and retreat facilities, ideally, will take advantage of the Joshua Tree National Monument and the hot springs resources in the City.

3) R-V parks are to be located near natural areas or other aesthetic features, such as golf courses, Historic sites, etc..

4) Automotive service shall be kept in a neat orderly appearance with repairs conducted in an area that is visually screened. The out-door display of tires, oil cans, etc. shall be prohibited. Outside storage areas shall be screened from public view.

5) Landscaping shall reflect the native, drought resistant, desert theme, avoiding the use of water consuming and exotic species.

6) Signs can be conspicuous; however, they are to also be of a high quality, neat and non-garish. The use of flashing, blinking or rotating signs shall be prohibited. The signs permitted in this district may be permitted to be larger than those normal to other commercial centers.

7) Design of tourist facilities will capitalize on and promote the southwestern/ "adobe" theme of the Community.

8) Tourist facilities may also capitalize on the Community cultural and Historic resources, such as the Museum, the Art Gallery, the Twentynine Palms Inn, the Campbell Mansion and the Monument Headquarters.

9) The "CT" uses and design shall support and compliment the "Downtown" area, encouraging the commercial flow in that direction.

10) The "CT" areas shall be well lighted but screened or, preferably, buffered from residential neighborhoods.

11) The use of solar energy is advisable, but shall not visually interfere with the Historic character or image of the building in question.

"CD" COMMERCIAL DOWNTOWN

a. Intent:

The intent of the Commercial Downtown category is to identify and preserve the economic viability of the Historic "Downtown" area as a focus and identity point of the Community.

b. Map designation:

The Commercial Downtown category shall be designated by the letters "CD" on the Land Use Element Map of the General Plan.

c. Policies and standards:

The following policies and standards shall apply to the "CD" classification:

1) Traffic circulation in this area is intended to be smooth and efficient at a relatively slow speed. Through traffic shall not conflict with local shopping trips.

2) Commercial products and services of a non-convenience, neighborhood service is emphasized. Sale of items such as clothing,

hardware, appliances, cafes, etc. are to be established in a mutually supportive relationship.

3) The "Downtown" district shall be arranged to encourage pedestrian access and visits to more than one establishment.

4) Areas for out-door festivals shall be provided in areas of the "Downtown".

5) The design theme is to be dominated by a southwestern/ "adobe" flavor, with varieties of this theme encouraged. The theme of the "Downtown" is encouraged to be colorful and vibrant.

6) Signs shall be oriented to a pedestrian scale.

7) The undergrounding of utilities will be accomplished whenever possible.

8) Landscaping shall include flower boxes, statues and architectural features to beautify and embellish the district. Palm trees are to accent the character of the area.

9) It is the intent to eventually provide sewer service to the "CD" area to allow both healthy and intense development.

10) Solar energy use is desirable.

11) The "Downtown" shall be well illuminated to support an active, gala environment.

12) The use of redevelopment programs are encouraged and ideal for this district.

"CQ" QUALITY REGIONAL COMMERCIAL

a. Intent:

The "CQ" category is expected to cause the creation of areas with clean, quality, attractive and exceptionally well designed commercial projects providing goods and services associated with a regional shopping center. The products and services may be similar to the "Downtown" with a less gala atmosphere, prohibiting uses that encourage un-desirable activities. Generally, uses are intended to compliment the "Downtown" by providing goods and services of a regional character thereby minimizing the competitive situation.

b. Map designation.

The Quality Regional Commercial shall be denoted by the letters "CQ" on the Land Use Element map.

c. Policies and standards:

1) The "CQ" district shall, in most cases, be established by Specific Plan. There shall be no newly-created vacant "CQ" designated land; Speculation is to be minimized regarding this district.

2) Efficient grouping of uses (such as automotive centers, retail shop areas or recreation areas) shall be encouraged; stand alone uses are discouraged.

3) The design of any commercial facility shall strictly adhere to a southwestern/ "adobe" theme.

4) Signs shall be designed in the same style as the commercial center the sign advertises. Individual tenant pole signs shall be prohibited; monument signs are preferred.

5) Landscaping shall be native desert drought resistant

species; trees and bushes shall be included. Architectural features, such as western memorabilia, statues, dry fountains, etc. are required.

6) Location of this designation shall be restricted to special opportunity areas such as the Base Gate and, possibly, the College at the western limit of the Planning Area.

7) Honkytonks and unrefined uses shall not be permitted. Uses that conflict with law abiding behavior shall also be prohibited.

8) Access from major streets shall be limited and controlled.

9) The use of solar energy is encouraged.

10) The "CQ" district should be modestly lighted, sufficient for visibility and identification but not garish.

11) All utilities shall be placed underground.

"CS" INDUSTRIAL SERVICE COMMERCIAL

a. Intent:

The Industrial Service Commercial designation is intended to allow a "heavier" more nocuous uses that are, nevertheless, necessary for the Community to function efficiently and effectively. These areas shall be completely separated or shielded from all other land use functions. Uses such as paint wholesaling, appliance repair, auto and truck repair and service, lumber yards, concrete product sales, etc. are typical examples.

b. Map designation:

The "CS" category shall be denoted by the letters "CS" on the Land Use Element map of the General Plan.

c. Policies and standards:

The following policies and standards shall apply to the "CS" category:

1) Uses in this category are encouraged to employ high quality design standards to mitigate the aesthetic impact of the project in question.

2) Affiliated uses are encouraged to cluster.

3) Landscaped areas, comprised of natural desert species, shall be provided for visual screening and/or enhancement.

4) Traffic is to be limited to that requiring the commercial services in this category; through traffic streets shall be avoided when possible; cul-de-sac developments containing complimentary uses are encouraged.

5) Business "Parks" are encouraged in this category.

6) Storage of materials is to be inside of buildings whenever reasonably possible. If out-door storage is necessitated, visual screening shall be required.

7) Streets are to be established at a standard that will accommodate truck traffic. Curb, gutter and sidewalk is required in this category.

8) Waste disposal shall receive extra examination to assure that the Community endures no pollution.

9) Solar energy use is endorsed in this use category.

- 10) Lighting may be sufficient for security purposes. "Defensive space" shall be designed into all projects.
- 11) All new projects shall provide underground utilities.

INDUSTRIAL USES

The County had designated only two small areas as Industrial. Although all of the existing Industries in the Community are of a "heavy" and somewhat unsightly type, the classification designated is "Industrial Community", which calls for the most elegant standards. The City will create two Industrial categories to accommodate the needs of a relatively self-sufficient desert city.

"IG" INDUSTRIAL GENERAL

a. Intent:

It is the intent of the Industrial General category to accommodate both the existing heavy industrial uses and allow for a limited expansion in the same general vicinity, in order to provide necessary heavy industrial facilities necessary for the functioning of the City. Uses like auto dismantling, concrete products, etc. are typical examples.

b. Map designation:

The Industrial General category is designated by the letters "IG" on the Land Use Map of the General Plan.

c) Policies and standards:

The following policies and standards shall apply to the "IG" category:

- 1) The "IG" territory will be no larger than absolutely necessary.

- 2) "IG" areas shall be visually screened to provide a minimum negative aesthetic impact.

- 3) The "IG" designation shall be limited to one compact area, and be buffered by other Industrial or Commercial designations.

- 4) Access shall be by streets that ostensibly "dead end" at the Industrial area.

- 5) Signs are to be used only for identification and address purposes; advertisement and attraction being non-essential. Freestanding pole signs shall not be utilized.

- 6) Desert landscaping shall be emphasized in the front yard set-back areas.

- 7) Adequate off street parking shall be required for employees and customers. To enhance percolation, employee parking need not be paved if adequate dust control is provided.

- 8) Special care shall assure that there is no pollution from hazardous ground or air discharges. State of the art pollution control will be required.

- 9) Use of solar energy is promoted.

- 10) Lighting may be sufficient for security purposes. "Defensible space" concepts will be required in the design of any given project.

11) Underground utilities shall be installed in all new projects.

"OI" OFFICE INDUSTRIAL

a. Intent:

The intent of the Office Industrial category is to provide sufficient land area for "clean" Industrial uses to enhance the employment and economic base of the Community. Emphasis is placed on research and skilled assembly of products that can be shipped by air or truck.

b. Map designation:

The Office Industrial category shall be designated by the letters "OI" on the City Land Use map.

c. Policies and standards.

The policies and standards of the "OI" classification are as follows:

1) To avoid over-speculation of Industrial land, no re-zone or reclassification of land to accommodate this use will occur unless a Site Development Plan is approved, building permits issued and occupancy granted. This condition shall be required as a condition of a Specific Plan or appropriately adopted Development Agreement.

2) Generous amounts of native, drought resistant, desert landscaping shall be required.

3) The provision of sewer service is encouraged.

4) Logical areas for this classification are (i.) The general area between the Twentynine Palms Airport, and the Downtown and (ii.) The area immediately south of the Combat Center Condor Gate.

5) The "OI" areas may be complimented by select interrelated commercial uses.

6) The "OI" areas shall be readily accessible by vehicles, both automobile and truck, causing relatively short home-to-work trips.

7) The design of projects in this category shall be as attractive as reasonably possible, with a southwestern/"adobe" theme, depending on the function of the building. Although a modern Industrial building design may be acceptable where southwestern/"adobe" theme will not function, the style should not detract from or conflict with the established desert theme of the Community.

8) All projects will provide underground utilities.

9) Energy conservation, including use of both direct and passive solar energy is urged.

10) Lighting shall be modest and subtle.

PUBLIC USES

a. Intent:

Public Uses are shown on the County General Plan as a separate Land Use Classification. The purpose is to identify prominent Public uses on the map as an influence on abutting Land

Uses.

b. Map Designation:

The Public Uses shall be designated by the letter "P" on the Land Use map. Where there are existing Public uses, those uses shall be identified on the Land Use Element Map. Where future Public uses are planned, a symbol shall be utilized so as not to precisely locate or commit the use to a specific site. When a symbol is utilized, the use when proposed or established shall be located in reasonable proximity of the symbol designation on the map.

c. Policies and standards:

The following policies and standards shall apply to the Public Use designation:

1) In so far as possible, all Public buildings shall comply with the standards of the highest quality abutting category.

2) Public Uses shall compliment the areas in which they are located. Those located in Residential Categories should operate in daylight hours and be of a design compatible with a residential neighborhoods. Those located in Commercial areas shall provide services that support and compliment the Commercial activity in question.

3) Open Public uses shall be kept as attractive as possible and support the southwestern/ "adobe" theme of the Community.

MILITARY

a. Intent:

Military Use Designation is intended to be applied to the property under control of the Marine Corps Air Ground Combat Center or any other Defense Organization legitimately established for this purpose. It is the expressed intent of the City of Twentynine Palms to not interfere or cause any complications that would affect the military mission of the Combat Center.

b. Map Designation:

The Military District shall be designated by the letter "M" on the Land Use Element map.

c. Policies and standards:

1) Generally, the activities conducted in the "M" District shall be exclusively under the jurisdiction of the Military agency in charge of the military mission.

2) Any land use necessary to carry out the military mission is permitted in the "M" District is deemed compatible with the General Plan.

3) The City shall prohibit housing projects within two miles of the "M" District, except those housing projects that are Base related.

4) Amendments from any Land Use category to the "M" Military use may be designated on the Land Use map without the need of a General Plan amendment upon the verification that the territory in question is under Military ownership for defense purposes. Any change from "M" to any other category except "P"

Public will require an appropriate amendment application and a public hearing.

5) Other than that which may be voluntarily negotiated between the Base and the City, the City shall confine its governing authority for properties within the City limits within the "M" District to that which is legally necessary, relinquishing control to the Military Authorities where legally possible.

AMENDMENT PROCEDURES

The Land Use designations on the map should encompass a Zone or Land Use District designation compatible with the designation in question. Border interpretations between designations may permit re-classifications. When qualified, the re-classification request shall be by application for a Development Agreement or Specific Plan procedure with a condition that a Site Development Plan accompany the application, and that the reclassification of the property in question be contingent upon the successful execution of the Site Development Plan in that permits are issued and substantial construction, in addition to grading occur.

Expiration of the proposed Site Development Plan would render the requested amendment null and void.

The purpose of the asserted procedure is to prevent the over speculation of land and the over zoning of a given category as well as the inadvertent dislocating of properly planned uses.

Amendments from a more intense classification to a less intense category, normally, will be granted an environmental Negative Declaration. Conversely, an amendment from a less intensive use to a more intensive use will usually require an Environmental Impact Report.

Intensity parameters include, but are not limited to: traffic generation, additional population created, amount of impervious surface proposed, removal of flora and/or fauna, quantitative impact on service purveyors, and qualitative changes in the natural environmental circumstances.

All approved amendments are required to be compatible with the Goals and Objectives of the General Plan.

Amendments from any Land Use category to the "P" Public use may be designated on the Land Use map without the need of a General Plan amendment upon the verification that the territory in question is under Public ownership. Any change from "P" to any other category, on the other hand, will require an appropriate amendment application and a public hearing.

AREAS OF POTENTIAL AMENDMENT

Areas of potential amendment request include, but are not limited to:

1) The land abutting the Highway 62 that is not zoned Commercial. It is not logical to strip zone the area, since the amount of ensuing commercial land would be excessive for the community. Amendment proposals should be specific as to the kind

of use(s) and each application to be judged on its merits. Amendment application will require a Development Agreement.

2) The area abutting Copper Mountain College within the City planning area. The maturing of the College will necessitate supporting land uses. The preferred method is to process a Specific Plan with design and land use restriction details incorporated in the plan. For small scale or single projects, a Development Agreement would be in order.

3) The area abutting the "Gateway" Specific Plan. Successful development of this Specific Plan may result in a "spill-over" to adjacent areas. An amendment of this nature should not occur while there is significant vacant territory in the "Gateway" project. The application procedure, in this category, is to amend the Specific Plan.

4) Select areas abutting access ways to the Joshua Tree Monument may be appropriate for a destination commercial-tourist resort activity. A Development Agreement would be the proper vehicle for processing a project of this sort since it would enable detailed treatment of the area and protect the integrity of established areas. (e.g. National Monument Drive)

POPULATION RAMIFICATIONS OF THE GENERAL PLAN

The Residential Land Use entitlement will ultimately determine the total number of people that will reside in the Community. There

TABLE I

PRESENT GENERAL PLAN, CITY AREA

| <u>DESIGNATION</u> | <u>AREA(acres)</u> | <u>THEORETICAL</u> | | <u>PRACTICAL</u> | |
|--------------------|--------------------|--------------------|-------------------|------------------|-------------------|
| | | <u>units</u> | <u>population</u> | <u>units</u> | <u>population</u> |
| RCN | 2,400 | 250 | 500 | 100 | 200 |
| Rul - 5 | 4,000 | 1,600 | 2,800 | 1,000 | 2,000 |
| " " - 2.5 | 13,532 | 5,413 | 13,000 | 4,600 | 11,500 |
| " " - 1 | 499 | 499 | 1,200 | 400 | 1,000 |
| Res - 2.5 | 1,882 | 752 | 1,800 | 680 | 1,600 |
| " " - 1 | 1,531 | 1,531 | 3,700 | 1,300 | 3,000 |
| " " - 2 | 2,018 | 4,036 | 9,500 | 2,500 | 5,800 |
| " " - 3 | 410 | 1,230 | 2,900 | 950 | 2,200 |
| " " - 4 | 4,488 | 17,952 | 46,700 | 14,000 | 35,000 |
| " " - 6 | 374 | 2,244 | 5,700 | 1,120 | 2,500 |
| " " - 8 | 790 | 6,320 | 11,000 | 4,800 | 8,400 |
| Sp. Pl 1-4 | 169 | 1,350 | 2,800 | 1,000 | 2,100 |
| TOTAL UNITS | | 43,177 | | 32,450 | |
| TOTAL AREA | 32,093 acres | | | | |
| TOTAL POPULATION | | | 100,800 | | 75,300 |

will also be a transient population residing in Motels or R-V Parks. These latter residents can be accounted for in considering Commercial impacts. The Inherited County Plan indicates the potential population saturation of the Community.

The saturation forecast may be considered as a theoretical mathematical maximum or a practical projection based on case history. The following Tables indicates both.

The previous Table indicates the population of the existing City only. Since no changes, except that of nomenclature, are being considered for the present County areas, (not counting areas added to the General Plan by the City proposal); the totals of this and the following Table can be compared.

The following Table shows the proposed City Plan for the same area with the new designations:

The two Tables indicate the Land Use designations in the City area only for comparative purposes. The un-incorporated territory in the General Plan "Planning Area" will be accounted for later in this text and added to show complete population totals.

Commercial, Industrial and Public designations will be added for a complete comparison of the City and precursor County General Plans.

Essentially, the comparisons are noted in the Environmental analysis of the new proposal. In this manner the impacts of the proposed changes can be analyzed and understood.

TABLE II

PROPOSED GENERAL PLAN, CITY PORTION

| <u>DESIGNATION</u> | <u>AREA (acres)</u> | <u>THEORETICAL</u> | | <u>PRACTICAL</u> | |
|--------------------|---------------------|--------------------|-------------------|------------------|-------------------|
| | | <u>units</u> | <u>population</u> | <u>units</u> | <u>population</u> |
| OSR | 2,400 | 250 | 500 | 100 | 200 |
| E - 5 | 3,968 | 790 | 1,380 | 500 | 1,000 |
| E - 2.5 | 11,183 | 4,470 | 1,070 | 3,800 | 9,500 |
| RS -.4 | 1,877 | 750 | 1,800 | 675 | 1,600 |
| RS - 1 | 1,512 | 1,500 | 3,600 | 1,240 | 2,800 |
| RS - 2 | 1,906 | 3,800 | 8,900 | 2,400 | 5,500 |
| RS - 3 | 394 | 1,180 | 2,800 | 920 | 2,100 |
| RS | 4,385 | 17,500 | 45,500 | 13,600 | 34,000 |
| RM | 784 | 6,300 | 11,000 | 5,100 | 9,000 |
| Sp. Pl. 1-4 | 169 | 1,350 | 2,800 | 1,000 | 2,100 |
| Sp. Pl. 5 (res) | 100 | 800 | 1,700 | 750 | 1,500 |
| TOTAL UNITS | | 38,690 | | 30,085 | |
| TOTAL AREA | 26,978 acres | | | | |
| TOTAL POPULATION | | | 81,050 | | 69,300 |

COMPARISON

The City proposed amendment provides for a smaller population based on proposals for more commercial and industrial land uses. The commercial and industrial uses will be evaluated later in this text.

Area wise, within the present City Limits, the new proposal proposes a reduction of 5115 acres dedicated to residential use. The ramifications are that the total "end state" population will be reduced from a theoretical total of 100,800 to 81,050, or a reduction of 19,750 potential people. Since this figure is "theoretical", meaning that it is a mathematical concept based on what is legally possible with unknown external factors ignored.

However, from a pragmatic analysis, where it is impractical to assume that every lot in every case will be able to obtain a maximum entitlement, a more practical forecast is made. Items such as flood control ditches (yet unknown as to size and location); Institutional uses such as churches and hospitals; Park lands; Earthquake hazard areas; the effect of hillside slopes; etc.; all, reduce the actual theoretical total unit and population build out of residential areas. In this case, the practical population, obtained in the undetermined future, is projected to be 69,300; a reduction of 6,000 from the present prospect of 75,300 people.

These figures are for comparison. It should be clearly understood that many assumed factors are necessary to obtain these figures. The availability of water and other population serving resources are obviously factors that can affect the potential population of the area. Changes in technology, cultural customs, Government policies and practices, etc. can all influence the development capability of the area. However, the Plan that is in effect will make possible those land use projections based on the land use accommodations made by both the existing and proposed plans.

ENVIRONMENTAL IMPACT OF PROPOSED AMENDMENT

Table III illustrates the total Land Use differences between the existing Plan and the proposal. This comparison includes the portions of the General Plan in the un-incorporated areas.

The impacts of the differences in Land Use would be as follows (i.e. proposed vs. existing):

Residential Changes

| | |
|---------------------------------|------------|
| Five acre residential | - 7 units |
| Two and a half acre residential | -942 units |
| One acre residential | -518 units |
| Half acre residential | -224 units |
| One third acre residential | - 48 units |
| Quarter acre residential | -412 units |
| Multiple residential | - 6 units |

These impacts, in so far as population impacts have been evaluated in the previous section of this text.

The non-residential uses compare as follows:

Commercial/Industrial Changes

| | |
|------------------|------------|
| Total Commercial | +154 acres |
| Industrial | +243 acres |
| Public | + 23 acres |

In addition, the AMENDMENT section of this Plan indicates areas where Commercial or Industrial Land Uses would be desirable, thereby encouraging an additional area in each classification.

Further, the territories of Specific Plans #5 and #6 contemplate additional Commercial and Industrial entitlement. However, these Plans will undertake their own amendments and Environmental processing; hence, the areas are shown blank on the new proposed Element but will be referred to for the sake of discussion of land use impacts.

Presently, the General Plan indicates 2.3 percent of the Planning area as Commercial. In Planning for the future, it is extremely important to not over extend a Commercial entitlement as it would result in unused or poorly used areas that would contribute to blight with no genuine prospect of commercial fulfillment. A general rule is to keep the Commercial areas at 5 - 7 percent of the land area, depending on prospects for out of area commerce. Even including the Specific Plan proposals, which are not part of this proposal, the maximum percentage of Commercial area would be approximately 6 percent. The City proposed Plan, not counting the proposals in the Specific Plans, indicates the same ratio as the existing Plan with a capability of amending up to about 3,000 acres for additional Commercial without straining the capacity of the area to support commerce. Given the Tourist potential and the Combat Centers market potential, the proposed Commercial plan appears viable and within the scope of standards and practicality.

The Industrial proposal is in a similar vein with the Commercial. As a general rule, a Community should have about ten percent of the total land in reserve for Industrial uses.

The present Plan has an inadequate one half of one percent of it's land so designated. The proposal, not including Specific Plan areas, shows about three-quarters of a percent with an anticipated prospect with the Specific Plans of having a maximum 9 percent of the land in Industrial designation.

Given the requirement to process an amendment to Commercial or Industrial with a companion development Plan, the prospect of over-zoning is prevented.

It is clear that the proposed plan will be more in concert with the land use needs of a typical Community.

The proposed plan, by including the territory contemplated for Specific Plan #6, adds 12,544 acres to the Planning Area.

TABLE III

COMPARISON: PRESENT COUNTY GENERAL PLAN VS. CITY OF TWENTYNINE PALMS PROPOSAL

| <u>PRESENT</u> | <u>GENERAL PLAN</u> | <u>PROPOSED</u> | <u>GENERAL PLAN</u> | |
|-------------------------|---------------------|--------------------|---------------------|------------|
| <u>DESIGNATION</u> | <u>AREA(acres)</u> | <u>DESIGNATION</u> | <u>AREA(acres)</u> | <u>+/-</u> |
| RCN | 2,400 | OSR | 2,400 | 0 |
| Rul - 5 | 4,000 | E - 5 | 3,968 | - 32 |
| " " - 2.5 | 13,532 | E - 2.5 | 11,183 | - 2,349 |
| " " - 1 | 499 | | 0 | - 499 |
| Res - 2.5 | 1,882 | RS -.4 | 1,877 | - 4 |
| " " - 1 | 1,531 | RS - 1 | 1,512 | - 19 |
| " " - 2 | 2,018 | RS - 2 | 1,906 | - 112 |
| " " - 3 | 410 | RS - 3 | 394 | - 16 |
| " " - 4 | 4,488 | RS | 4,385 | - 103 |
| " " - 6 | 374 | | | |
| " " - 8 | 790 | RM | 784 | - 6 |
| Sp.Pl. 1-4 | 169 | Sp.Pl. 1-4 | 169 | - 0 |
| | | Sp.Pl. 5 | 1,190 | + 1,190 |
| | | Sp Pl. 6 | 1,101 | + 1,101 |
| Commercial | 781 | CN (88) | | |
| | | CHT (291) | | |
| | | CO (65) | | |
| | | CQ (122) | | |
| | | CS (333) | | |
| | | CD (251) | | |
| | | COMMERCIAL # | 1150 | + 154 |
| Industrial | 244 | IG | 487 | + 243 |
| | | OI | - | - |
| Public | 844 | P | 863 | + 23 |
| TOTAL AREA CITY LIMITS | 34,173 acres | | | |
| COUNTY AREA | | | | |
| RCN | | OSR | | |
| Rul- 5 | 6,016 | E- 5 | 6,016 | |
| Rul- 2.5 | 4,545 | E- 2.5 | 4,545 | |
| | | Sp.Pl. 6 | 12,544 | |
| TOTAL AREA COUNTY | 10,561 acres | | 23,105 | |
| TOTAL AREA GENERAL PLAN | <u>44,734</u> acres | | <u>57,278</u> | |

Traffic Impacts

The reduction of almost 2,400 units would reduce traffic impacts by about 25,000 trip generations per day. The increase in Commercial/Industrial would mostly take advantage of attracting locally generated traffic and would only impact to the extent that out of area traffic is brought into the Community from outside that otherwise would not be traveling to or through the area. Since the City would be delighted at the prospect of 25,000 customers per day, the addition of Commercial/Industrial use would not impact the area with any significant traffic increase and, indeed, by providing these services would decrease the length of travel trips by the residents in many cases.

The proposed amendment by either reducing the number or length of potential trips will provide for less air emissions than would the present plan if you compare the end state of each plan. Since the proposed plan is more practical and functional there is greater prospect for a more rapid development and a sooner optimum development date. Thus the proposed amendment would be growth inducing to that extent.

Discussion of Alternatives to the Proposed Plan

The alternatives to the proposed plan are 1. "No change" and 2. More "liberal changes". The "no change" option would retain the present County plan which the land use calculations have shown that the plan has an insufficient commercial and industrial base to support a Community. The second option would produce a risk of over committing the commercial or industrial land uses with an ensuing creation of blight. Either extreme would result in a less desirable, economically worse off, and environmentally poorer situation.

COORDINATION

The City of Twentynine Palms is a new City. Presently, many urban services are, and have been provided by other entities. As the City matures, some of these service providers will be reorganized into the City. Notwithstanding this tendency, the City is presently in a situation where it serves as a Planning coordinator. At this early stage, the City is not the "master planner" of facilities provided by other Districts. For that reason, some of the usual future facilities symbols will not be indicated on the map. The service providers and the services provided for those entities whose facilities should shown on the General Plan Land Use Elements are:

a. The Twentynine Palms Water District provides Water supply and distribution; is the legal purveyor for sewer service, although none exists at this time; and is the controlling agency of the Twentynine Palms Fire Department.

b. The Twentynine Palms Recreation District maintains the parks and also provides the recreation programs for the

Community.

c. The Morongo Basin Unified School District is in charge of education, K-12.

d. The County of San Bernardino still provides contract police service (Sheriff), Flood Control service, and Library service, all of which facilities will show on the map.

Therefore; if some of these facilities are not shown on the map at this time, it will be due to the fact that the service entity has not yet formulated a future plan. The City will coordinate and cooperate with these entities to bring about a consistent and coordinated Plan.

Facilities Shown

The Land Use Element map indicates two general areas where the School District believes new Elementary Schools will be needed to serve the projected population. These are, in order of the expected sequence, 1) the "Chocolate Drop" area in the vicinity of Two Mile Road between Sunrise and Lupine Drives; and 2) the "Smith Ranch" area north of Amboy Road, west of Adobe Road. Both of these sites are in or in the vicinity of large potentially to be developed "RS" areas, which the Tables indicate will be the high population generators, particularly families with children, in the Community. The future school sites are depicted by symbol on the map.

The Twentynine Palms Recreation District and the Morongo Basin School District are in agreement that where the schools are proposed, a Neighborhood Park, (approx. five acres), should also be included for efficiency of mutual use. (i.e. parking areas, shower and locker areas, etc.,). These Park sites are shown in conjunction of the future school sites.

As the Community develops, both the School and Recreation Districts will be able to expand their respective plans which will be depicted on future, amended, Land Use maps. The general future park locations, as envisioned by the Recreation District are shown as symbols on the map.

There will also be a need in, the moderate future, for a Police station facility. At this point in time there is no decision on where this facility should be located. The City has sufficient room on the Civic Center site, but that may not necessarily be a suitable or functional location. In processing Specific Plans, it may be possible to locate a facility as an amenity to that particular plan as the Community develops.

EARTHQUAKE FAULT IMPACTS

The presence of earthquake faults in the Community has provided a mixed blessing. Due to the faults, the water resources are easily accessed and provide the City with this resource that is so precious in a desert environment. On the other hand, the earthquake faults pose a building hazard that limits building

potential in the vicinity of these faults. State law, the Alquist-Priolo act, limits development in the vicinity of fault lines. The faults will limit development by creating open space or at least areas in which no buildings will be permitted along a general linear pattern paralleling the faults. The recognized faults are to be shown on the Land Use Element map. All structural code requirements shall be applicable to reduce the potential hazard from seismic activity. If seismic safety cannot be reasonably assured, construction of habitable structures shall be prohibited if necessary.

FLOOD PLAIN DATA

The climate of the desert entails limited precipitation in the form of rain and sometimes, snow. However, it is not rare to have three-quarters of the annual rainfall occur in one single summer thunder storm event. This phenomenon usually causes at least one flash flood per year, the location depending on the focus of the rainfall. This focus is usually around the National Monument Gate in the Pinto Cove area, which is wide enough to provide for a variety of flood ways making it difficult to predict or prepare for.

The Government provides the City with maps in areas that have been analyzed, indicating the 100 year flood plain and the flood plain fringe. These maps are utilized for flood insurance purposes. The information is also useful in the planning of flood control facilities.

As a policy, the latest information regarding flood plain information will be depicted on the Land Use Element map and amended as studies so warrant or that installation of flood control facilities may justify. This topic obviously does now and will in the future impact land development and therefore, needs to be considered in light of any development proposal.

SOLID WASTE LAND FILL

The present County land fill is shown on the Land Use Element map. This site, with opportunity to expand, should suffice for the foreseeable future. However, it will be necessary to carefully protect the territory immediately adjacent to the **utilized** land fill, to allow for future expansion or relocation when the existing facility becomes saturated.

GEOHERMAL RESOURCES

The City of Twentynine Palms is fortunate in having potential geothermal hot water wells located in the City. Presently, potential well locations are being tested by the City through a State grant.

The two significant, known locations are in the Bagdad Road area north of Amboy Road and Mesquite Springs Drive south of Two Mile Road. As a result of the City exploration, it may be possible

to identify additional prospects in this field. When known, the locations shall be designated on the Land Use Element map by symbol. Land uses that utilize and take advantage of the geothermal resources are encouraged. Resorts, health spas, therapeutic, retirement or medical facilities are among those uses desired. Establishment of these uses, not otherwise permitted in the Land Use or Zoning district may be processed by Development Agreement without need to amend the General Plan if geothermal power is utilized in the project. Special care to assure compatibility with established residential uses shall be addressed in the Agreement.

ECONOMIC POTENTIAL

If the present plan is pursued, the economic development of the area will continue in the trend that has been occurring for years. This trend in having limited Industrial, and correspondingly, a limited employment base; residential limited to surplus Base personnel or lower income retired senior citizens: and commercial uses that provide minimal necessities, will continue with an overall impact of keeping the area economically sluggish. This situation creates a negative impetus that is difficult to reverse due to outside fiscal resources depending on past record before committing investments in the area. The present situation does not hold out much promise for significant growth in the economic health of the area.

The proposed plan provides a more optimistic economic potential. The plan for areas of industrial use tied into a viable airport facility or the Combat Center would provide other than military related employment. This base will improve the prospects of attracting retired seniors, health care facilities and commercial-tourist uses as well as a better variety of Commercial services. A job base would also enhance property values which in turn will improve the level of public facilities. It is a strong contention that the proposed amended plan would produce a much healthier economic balance than would the existing plan.

OVERRIDING CONSIDERATIONS

The change of land uses from the proposed uses to more intense commercial/industrial uses will provide impacts that cannot be mitigated, albeit, the probability that the changes will be economically beneficial. Therefore there needs to be statements of overriding considerations made. These considerations are:

1. The changes are necessary to create a healthier and better balanced community economically.
2. The growth and development of the area will create a more solid, balanced and stronger Community. This situation will improve the overall benefit of the County by diverting some economic activity from non-attainment areas of the County to the Twentynine Palms Community.

3. The impacts of obtaining additional land use entitlement noted in this text are moderated by the standards of the Goals and Objectives, namely the specific preclusion of polluting industries.
4. The increase of services in the local area will partially compensate for the increase in population by significantly reducing trip length for work and or shopping trips.
5. The increase in industrial/commercial land use will produce a more realistic and healthier land use ratio.
6. The proposed amendment will result in a lower total potential population for the area.
7. The proposed amendment plan will provide a situation that is less likely to result in the creation of blight.

CONCLUSION

The Land Use Element Map indicates the present and future land uses in the Planning area. The existing and expected to remain facilities are indicated specifically on the map. Future facilities are indicated by symbol which represents a general area for the future use without limiting them to any specific lot.

Further refinement of Public Facilities may be made in a supplemental Public Facilities Element and necessary designations on the Land Use Element map will be made.

There will also be a Circulation Element proposed to compliment the Land Use Element, as the next field of interest of the General Plan.

The General Plan is not an end state document, but hopefully, a solid philosophical foundation to build a Community on.

This Element of the General Plan is a dynamic document. Changes in technology, economic cycles, attitudes and objectives, etc. may show a cause for considering amendments. Amendments are possible, but should only be considered if significant circumstances dictate. Otherwise, the plan will lose integrity.

The other mandated and optional elements, as they are studied and proposed, will impact the Land Use Element. Care will be taken to keep the various elements consistent. The coordinated General Plan will guide the Community to its selected destiny.

RESPONSE TO COMMENTS ON THE PROPOSED PLAN

Pursuant to the California Environmental Quality Act (CEQA), responses to the Environmental considerations are being answered in this text document.

1. Response from MCAGCC; requested detail on water supply/groundwater management, sewerage and traffic circulation.

The EIR was determined by the Planning Commission to be a "focused" EIR to address only the difference in land use impacts

created by the potential changes between the City proposal and the existing County plan in effect. Although the responses are mostly outside of the scope of the EIR, the comments are being responded to. The County plan has had an EIR prepared and certified and was the base document used to measure impacts.

In-so-far as water supply, this service is provided by a separate service agency, the Twentynine Palms Water District. The water supply of the Community is documented in: "The Twentynine Palms Groundwater Study", June, 1984, prepared by the Department of Water Resources; and in: "The Twentynine Palms Water Conservation Plan" prepared in August, 1988 by the Staff of the Twentynine Palms Water District. Both documents are hereby referenced in response to the comment.

With regard to sewerage, it is known that the Community will eventually have to provide a sewer treatment facility. The present system of having septic systems will withstand for approximately 35-40 years before the nitrate content will mandate the establishment of a sewer treatment facility. This service is also under the legal purview of the Twentynine Palms Water District who is the purveyor of this service. The location of and the design details of such a plant are not presently known, but will be the subject of future study and analysis.

Traffic circulation was addressed on the over-all Community level. It is not possible to specifically address the potential traffic on vacant land until the specific proposed uses are known. When proposed, each project is environmentally assessed at that time. The Specific Plan for the territory adjacent to the Base Gate is a case in point, in that a detailed traffic analysis is being prepared for that project where more detail is known.

The Base is on the distribution list to receive references of discretionary projects in the City from where they will receive copies of proposals and will be given the opportunity to comment at those times.

U.C. BERKELEY LIBRARIES



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